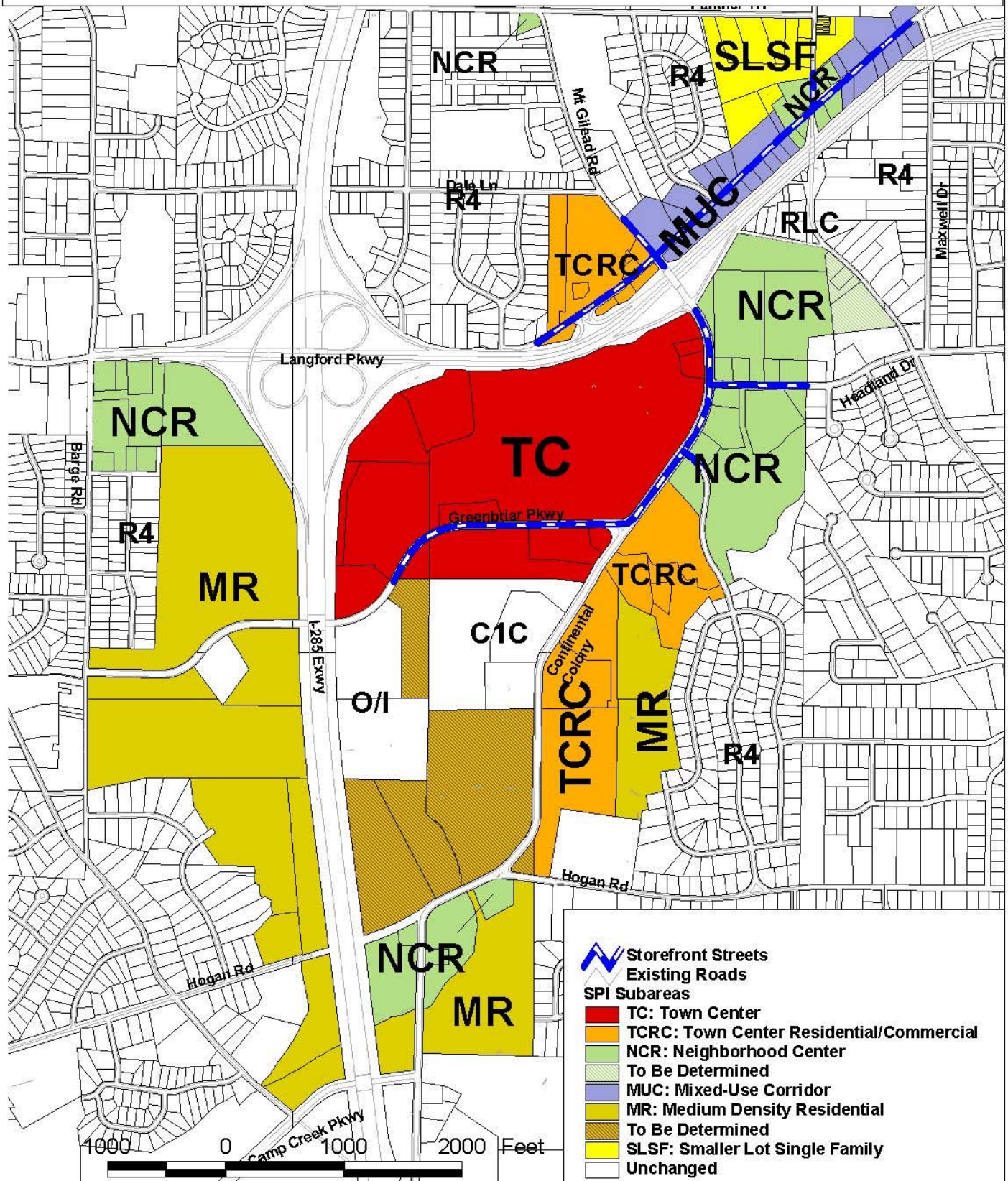
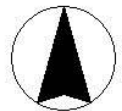


**GREENBRIAR TOWN CENTER LCI
Implementation Phase A (Zoning)**

**Proposed SPI Subareas
18 September 2003**



Greenbriar Town Center LCI Implementation Phase A (Zoning)

SPI Subarea Change Log

#	Date	Change	Reason
1	18-SEP	Changed previously-designated SLSF along Campbellton Road to MUC. Two deep parcels were given split zoning (200' along Campbellton Rd designated as MUC, remainder as SLSF).	Parcels directly adjacent to Campbellton Road in this segment are not appropriate for single-family development. This will allow a continuous mixed-use corridor along Campbellton Road from Mt. Gilead to Maxwell.
2	18-SEP	Extended NCR area at intersection of Campbellton and Childress to other side of road.	This will create a neighborhood commercial node on all corners of the intersection and maximize the accessibility provided by this intersection.
3	18-SEP	Added parcel on Campbellton Rd directly across from Maxwell to MUC district.	This parcel is partially in the study area. MUC designation will extend the mixed-use corridor to a logical destination at Maxwell.
4	18-SEP	Changed Westgate area from NCR to TCRC.	This tract is most appropriate for residential development, given the amount of commercial allowed in the study area. The TCRC designation will require a minimum of residential development, but will also allow enough commercial to support the neighborhoods to the north.
5	18-SEP	Added MR "buffer" between TCRC area and existing R4 at Fountainbleau.	This will ensure a gradual step-down in residential intensity.
6	18-SEP	Changed zoning basis for MR to MR-3.	MR-3 basis will support limited-scale commercial for immediate neighborhood.
7	18-SEP	Changed commercial maximum for TCRC from FAR of 1.0 to 25% of development.	Percentage of floor area is more appropriate for residential subarea. This will keep commercial in proportion to residential base.
8	18-SEP	Lowered max FAR for MUC to 2.0, and increased NCR non-residential FAR max to 1.5.	This will allow a higher development intensity at NCR nodes than along MUC corridor – encouraging the Campbellton/Childress intersection to develop as a node.